

**EXHIBIT B - CONDITIONS OF APPROVAL
DRC2014-00101 SPEERS**

Approved Development

1. This approval authorizes the construction and operation of unmanned wireless communications facility consisting of the following improvements:
 - a. Nine (9) panel antennas mounted at a height of 36 feet above ground level within the cylinder portion of a new 45-foot high faux elevated water tank. The antennas, and all associated mounting hardware and coaxial cables shall be completely screened from public view. The water tank cylinder and its four legs will be constructed of realistic-appearing, textured and aged faux wood, and will be painted a light earth-tone color with a matte finish. As conditioned, no signs, banners, or graphic displays will be painted or otherwise depicted on the tank;
 - b. One new 200 square-foot prefabricated equipment shelter;
 - c. One 30kW permanent diesel back-up generator;
 - d. One (1) microwave antenna mounted externally on one of the faux water tank legs at approximately 30 feet high above ground level. This antenna is approximately 4' in diameter and is visible from public views;
 - e. Six (6) new Raycaps installed within the cylinder portion of the new 45-foot high faux elevated water tank and the equipment shelter. These will be completely screened from public view;
 - f. Associated utility trenching for the installation of power and telco lines.
 - g. Maximum height is 45 feet from finished grade.

Conditions required to be completed at the time of application for construction permits

Site Development

2. **At the time of application for construction permits**, plans submitted shall show all development consistent with the approved site plan, equipment plan, antenna layout plan, and architectural elevations.

Aesthetic/ Visual Resources

3. **VR-1 At the time of application for construction permits**, the construction drawings shall show the following:
 - a. The water tank shall be designed to appear as a natural aged-wood tank with realistic appearing color and texture treatments for both the tank and the support structure. No signs, banners or graphic displays shall be painted or otherwise depicted on the tank.
 - b. All of the antennas (with the exception of the microwave antenna located on one of the faux water tank legs) shall be located completely within the faux tank.
 - c. The equipment shelter shall be fenced with realistic-appearing faux aged-wood and painted a non-reflective earth-tone color.

4. **VR-2 At the time of application for construction permits**, the applicant shall submit accurate scaled engineering and architectural drawings of the water tank exactly as proposed. Water tank plans shall not include generic illustrations of a typical faux tank. The drawings shall include elevations and plan views. Once approved, the water tank plans shall be specifically used (in conjunction with approved color and material samples and other related documents) as a basis for assessing condition compliance during construction. The plans, specifications and estimates and construction schedule shall provide for revisions and corrections to the water tank engineering and architectural plans prior to preparation of the final plans.

Conditions to be completed prior to issuance of a construction permit

Aesthetic/ Visual Resources

5. **VR-3 Prior to issuance of construction permits**, the applicant shall submit material and color test samples of all visible elements of the water tank to the County Department of Planning and Building for review and approval.
6. **Prior to issuance of construction permits**, the applicant shall install sturdy and highly visible protective fencing around all shrubs and trees within 50 feet of the project site. Plan notes shall indicate this fence shall remain in place for the duration of project construction.

Air Quality

7. **Prior to issuance of construction permits**, the applicant shall submit verification from the San Luis Obispo County Air Pollution Control District that the project has received necessary operational permits for the proposed back-up generator.

Mitigation Monitoring/Condition Compliance

8. **Prior to issuance of construction permits**, the applicant shall include a "condition compliance" sheet on the construction plans that include a complete copy of the final conditions of approval for the project.
9. **Prior to issuance of construction permits**, the applicant shall identify a Mitigation Compliance Coordinator (MCC) to ensure all conditions of approval and mitigation requirements are met. The MCC shall be the County's contact and shall be responsible to ensure all mitigation requirements are met. A pre-construction meeting shall take place between the MCC and the County to review the application and establish the responsibility and authority of the participants.

Fire Safety

10. **Prior to issuance of construction permits**, the applicant shall obtain and implement a "Fire Safety Plan" that has been approved by CAL FIRE, and all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code.

Site Restoration

11. **Prior to issuance of construction permits**, the applicant shall post a performance agreement and financial instrument with the County in form approved by County Counsel and in an amount commensurate with the cost of facility removal and site restoration. The performance bond shall be released by the County at the time the facility is removed and the site is restored.

Conditions to be completed during project construction

Cultural Resources

12. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
 - a. Construction activities shall cease and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be evaluated by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law. The applicant shall implement the mitigations as required by the Environmental Coordinator.
 - b. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

Fire Safety

13. **During construction**, activities that pose an ignition source will have to comply with fire safety laws. This includes welding activities and use of heavy equipment. All equipment must be in compliance. Consideration of fuel breaks or other treatment shall occur in construction area. If a fire ignites due to construction activities the responsible party may be liable for suppression costs.

Conditions to be completed prior to final building inspection

14. **Prior to final inspection**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of approval.
15. The facility shall not be operated until all conditions of approval have been met and all required building permits have received final inspection.

Aesthetic/Visual Resources

16. **Prior to final inspection**, the applicant shall paint all visible elements of the facility, including the faux water tank and equipment shelter, to match colors approved by the Department of Planning and Building.

Explanatory Warning Signs for Occupational Exposures

17. **Prior to final inspection**, the applicant shall post explanatory warning signs* to prevent occupational exposures in excess of the FCC guidelines at the site on all sides of the surrounding fencing and antennas such that they would be readily visible from any angle of approach to persons who might need to work near the antennas. In addition the signs shall inform workers and possible hikers to remain outside the fences or deactivate the site before working within 7 feet of the antennae. (*Warning signs should comply with ANSI C95.2 color, symbol, and content conventions. In addition, contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas.)

Hazardous Materials

18. **Prior to final inspection**, the applicant shall provide verification from Environmental Health that the Hazardous Materials Business Plan has been implemented.

Mitigation Monitoring/Condition Compliance

19. **Prior to final inspection**, the MCC will incorporate the findings of the monitoring effort into a final comprehensive construction monitoring report to be submitted to the County of San Luis Obispo.

Fire Safety

20. **Prior to final inspection**, the applicant shall meet all applicable Cal Fire requirements.

On-going conditions of approval (valid for the life of the project)

Access

21. Site access for construction and maintenance shall be from existing roads only. Road improvement shall be the minimum necessary to comply with Cal Fire requirements.

Aesthetic/Visual Resources

22. The approved colors and materials (including, but not limited to, the exterior of the faux water tank and equipment shelter) shall be maintained for the life of the project. Repainting and maintenance shall occur as necessary.
23. If new technology is developed that reduces the impacts of the proposed project, the applicant agrees to install such improvements within 6 months of notification by the county.

Co-location

24. The applicant agrees to allow other carriers to co-locate at this site, if technically feasible, subject to land use permit approval.

Electric and Magnetic Fields

25. The facility shall be designed and operated to ensure that power densities received from transmissions, with all transmitters at the site transmitting at full power, will comply with federal law and regulation.

Lighting

26. No exterior lighting is approved for the project.

Noise

27. All facilities shall be operated to ensure noise generated is not audible from adjacent residential parcels.
28. Routine testing of the back-up generator shall be restricted to a maximum of 15 minute per week between the hours of 10 am and 1 pm on Monday, Wednesday, or Friday.

Miscellaneous

29. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
30. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.

ATTACHMENT 2

31. All obsolete or unused facilities shall be removed within twelve months of cessation of the applicant's wireless communications operations on the site. The applicant shall be responsible for the removal of such facility and all associated structures and restoration of the site to pre-project condition. Restoration does not include removal of vegetation planted to provide visual screening. At the time the use of the facility is discontinued the owner of the facility must notify the Department of Planning and Building.